151.0	0002	0027.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 775,900 / 775,900
					USE VALUE: 775,900 / 775,900
					ASSESSED: 775,900 / 775,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGRAW THOMAS JOSEPH &
Owner 2:	COSGROVE LAUREN S
Owner 3:	
Street 1:	98 OAKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIU IRENE SUWEN -
Owner 2:	LIU CE -
Street 1:	98 OAKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,221 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1950, having primarily Vinyl Exterior and 1768 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11221.000	246,300		529,600	775,900
Total Card	0.258	246,300		529,600	775,900
Total Parcel	0.258	246,300		529,600	775,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.85 | /Parcel: 438.8

Legal Description

User Acct 100143

GIS Ref

GIS Ref

Insp Date 05/31/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0027.0

!11853!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	246,200	0	11,221.	529,600	775,800	775,800	Year End Roll	12/18/2019
2019	101	FV	243,000	0	11,221.	529,600	772,600	772,600	Year End Roll	1/3/2019
2018	101	FV	213,100	0	11,221.	469,100	682,200	682,200	Year End Roll	12/20/2017
2017	101	FV	213,100	0	11,221.	393,400	606,500	606,500	Year End Roll	1/3/2017
2016	101	FV	213,100	0	11,221.	393,400	606,500	606,500	Year End	1/4/2016
2015	101	FV	175,500	0	11,221.	340,500	516,000	516,000	Year End Roll	12/11/2014
2014	101	FV	175,500	0	11,221.	329,100	504,600	504,600	Year End Roll	12/16/2013
2013	101	FV	175,500	0	11,221.	313,200	488,700	488,700		12/13/2012

PRINT

Date	Time
12/11/20	01:59:10

LAST REV

Date	Time
07/24/18	10:22:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11853

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIU IRENE SUWEN	62152-435		7/1/2013		650,000	No	No		
FISHER RICHARD,	54919-526		6/30/2010		495,000	No	No		
FISHER RICHARD	43749-344		9/21/2004		440,000	No	No		
GAGE RICHARD W	43749-343		9/21/2004	Family	1	No	No		
GAGE RICHARD W	31211-568		3/14/2000	Family	1	No	No		
	13750-698		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	100143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	518	Manual	6,268					
11/8/2000	884	Wood Dec	2,500	O				8X15 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Meas/Inspect	BS	Barbara S
6/19/2014	Info Fm Prmt	PC	PHIL C
12/22/2008	Entry Denied	336	PATRIOT
1/16/2005	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11221		Sq. Ft.	Site		0	70.	0.67	8									529,642						529,600	

Total AC/HA: 0.25760 | Total SF/SM: 11221 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 529,642 | Spl Credit | Total: 529,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01605999
Adj $ / SQ:	130.310
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334613
Depreciation:	88338
Depreciated Total:	246275

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

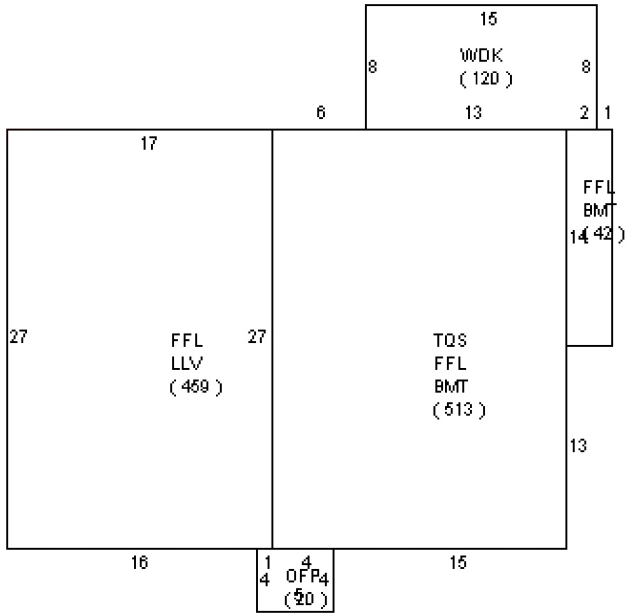
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	130.31
Special Features:	0	Val/Su Net:	96.47
Final Total:	246300	Val/Su SzAd	176.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,014	130.310	132,134
BMT	Basement	555	51.800	28,748
LLV	Lower Level	459	67.440	30,953
TQS	3/4 Story	385	130.310	50,137
WDK	Deck	120	14.560	1,748
OFP	Open Porch	20	44.710	894

Net Sketched Area:	2,553			Total:	244,614
Size Ad	1398.75	Gross Are	2681	FinArea	1768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1997	0.00	T	17.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	